

Minutes of the Land Use, Parks and Environment Committee - May 6, 2003

The meeting was called to order at 8:32 a.m. by Chair Kolb.

Present: Chair Walter Kolb, County Board Supervisors Pauline Jaske, James Jeskewitz, Scott Klein, Vera Stroud, Daniel Pavelko (arrived at 8:38 a.m.); **Absent:** Matt Thomas

Staff Present: Legislative Policy Advisor Mark Mader, Legis. Associate Sandra Meisenheimer

Also Present: Parks and Land Use Director Dale Shaver, Parks System Manager Jim Kavemeier, Enterprise Operations Manager Peter Pulos, Land Information System (IS) Coordinator Don Dittmar, Jim Landwehr and Bill Cousins of Land IS Division, Planning & Zoning Manager Dick Mace, Supervisor Rodell Singert, Chairman Jim Dwyer

Public Present: Richard Nowacki of Town of Delafield

Approve Minutes of April 1, 2003

Motion: Jeskewitz moved, second by Klein, to approve the minutes of 4/1/03. **Motion carried 5 – 0.**

Motion: Jeskewitz moved, second by Klein, to approve the minutes of 4/22/03. **Motion carried 5 – 0.**

Consider Proposed Ordinance: 158-O-003 Benjamin Property Acquisition

Kavemeier explained the ordinance which authorizes acquisition of approximately 22.5 acres for future parkland and/or open space development through the Walter J. Tarmann Fund at an estimated cost not to exceed \$210,000. An additional \$1,523 is estimated for costs associated with the property acquisition. The county may be able to receive partial state or federal funding for purchase costs, which would be accounted for in the Tarmann Parkland Acquisition Fund and will be used for future parkland acquisitions.

Motion: Jaske moved, second by Jeskewitz, to approve Proposed Ordinance 158-O-003. **Motion carried 5 – 0.**

Consider Proposed Ordinance: 158-O-004 Hintz Property Wetland Mitigation Project

Kavemeier explained the ordinance which authorizes the Parks and Land Use Department to undertake a wetland mitigation project funded by Jerald L. Wuhrman and Hillcrest Development and Building, Inc. in satisfaction of a consent agreement and final order between Hillcrest and the U.S. Environmental Protection Agency. The committee asked Kavemeier to come back with a map of the area.

Consider Proposed Ordinance: 158-O-006 Authorize the Acceptance of Donation for the Waukesha County Exposition Center and Appropriate Donated Funds

Kavemeier explained the ordinance which modifies the 2003 Parks and Land Use Grounds Maintenance Program budget by increasing revenues and operating expense appropriations by \$8,725, as related to the acceptance of donation revenues from General Electric. Revenues received offset the cost of trees purchased by the department and planted by General Electric volunteers. There is no additional direct 2003 tax levy impact involved.

Motion: Jeskewitz moved, second by Pavelko, to approve Proposed Ordinance 158-O-006. **Motion carried 6 – 0.**

Update on Wisconsin Land Information Program

Dittmar gave a power point on the Wisconsin Land Information Board/Waukesha County Geographic Information System Program. He stated that \$11 is charged per recorded document which includes \$4-Register of Deeds, \$5-County Land Information Program (\$4-General Program; \$1-Data on Internet) and \$2-for the State of Wisconsin for Administration and Grants.

Dittmar went on to explain on-going projects:

1. Historic Aerial Photography (1941-1950-1963-1970-1980-1990); Imaged and GeoReferenced – Records Retention, Display and Distribution.
2. Floodplains – tied to county base maps, orthophotos, water features, and surface model; FEMA, State, and SEWRPC Agreement; Digital Base.
3. Application integration involves the Register of Deeds Tract Index.
4. Tracting Unrecorded Documents – many other “land based” documents exist that would benefit from the tract search capability: plats of survey, survey control, highway easements, and permits. The system to index unrecorded documents cannot impede the current Register of Deeds application.
5. County Tax System – contains data for each municipality.
6. Land Information System – available on the Internet; shows parcels in the county.
7. MAF (Master Address File) - all addresses in county listed and linked to tax key numbers.
8. Where’s the disconnect in the system? Dittmar said they will be building in GIS a map area ID, which is the proposed GIS link.

Dittmar also reviewed the three Land Information System budget objectives involved with this process.

Consider Proposed Ordinance: 158-O-005 Accept Wisconsin Land Information Grant and Appropriate Additional Expenditure Authority for the Land Information Systems Division

Dittmar explained the ordinance which modifies the 2003 Parks and Land Use-Land Information Systems special revenue fund budget by appropriating \$144,000 of a grant totaling \$183,554 from the Wisconsin Land Information Board (WLIB). These grants were originally funded through real estate recording fees collected at the local level and forwarded to the State of Wisconsin. The \$144,000 will be used to pay for contractual services related to converting all land record information to an ERSI Geodatabase format. The \$40,554 balance of the WLIB grant which is not appropriated is planned for the 2004 LIS operating budget. The total grant will be completed by 12/31/04.

Motion: Jeskewitz moved, second by Pavelko, to approve Proposed Ordinance 158-O-005.

Motion carried 6 – 0.

Consider Proposed Ordinance: 158-O-004 Hintz Property Wetland Mitigation Project

Shaver and Kavemeier returned to the meeting to discuss the ordinance with the committee. Shaver gave an overview of the Waukesha County Greenway Project, Phase 2 Study Area, Recommended Plan. He said when the county bought the Hintz property in October of 2000, it was an old sod farm. He said the goal or vision is still to do that type of thing with the Greenway Plan, which is to identify parcels that could be designated as wetland banks in the future. Shaver said he was approached by Mr. Wuhrman, who said that he needed to satisfy EPA penalty requirements and do a wetland restoration. For the past 18 months the county has been working with Mr. Wuhrman and the EPA to identify and get approval for restoring the Hintz property. A three year management plan has now been put together to restore the Hintz property.

Jaske stated the committee's concern was what happened to the properties in the area and how they are affected, such as Walmart, so years down the road the taxpayers will not be paying for building walls up for water runways. Klein asked how and where this tributary to the Fox River is being mitigated? Shaver said about two to three years ago the City of Waukesha developed a stormwater system plan for this whole area underneath Main Street to where International Truck and Engine is and onto Frame Park. There are a series of stormwater basins that have been designed and are being built or are built throughout this area to deal with the issue. This property under the City's Land Use Plan was anticipated to be developed and that volume of water was calculated into the volume needed in those basins. Shaver stated regarding the mitigation whether you're dealing with the State or the Feds on wetland dilation, their first goal is to try to replace or mitigate the wetland as close to the occurrence as possible. If that is not feasible, they would look to staying within the same watershed. In this case the property drains to the Fox River as does the Hintz property. Pavelko pointed out a typographical error in line 24 – "cots" should be changed to "cost".

Motion: Jaske moved, second by Jeskewitz, to approve Proposed Ordinance 158-O-004. **Motion carried 6 – 0.**

Consider Proposed Ordinance: 158-O-007 Amend the District Zoning Map of the Town of Delafield Zoning Ordinance by Rezoning Certain Lands Located in Part of the NW ¼ of Section 3, T7N, R18E, Town of Delafield, Waukesha County, Wisconsin, from the R-3 Residential District to the B-1 Restricted Business District (ZT-1482)

Mace explained the rezoning amendment which is located in the Town of Delafield. The proposed land use is for a landscape design office and business office and to allow for overflow parking for the existing business across the street. Staff is recommending approval as the proposed use of the site as an extension of the existing nursery represents a logical use providing for additional parking and office space use of the nursery without introducing a new use incompatible with the surrounding multi family uses.

Motion: Stroud moved, second by Pavelko, to approve Proposed Ordinance 158-O-007. **Motion carried 6 – 0.**

Future Agenda Item

Mader said there's an issue coming in June that involves a change to the Code by Supervisor Seitz regarding 3 years to review a property and whether government jurisdictions would purchase it. The recommended change is to 18 months. This was discussed at the Park and Planning Commission. There will be a hearing by the LUPE Committee most likely at the June 3 committee meeting.

Correspondence

Mace distributed copies of the Spring 2003 issue of WAPA News (Wisconsin Chapter American Planning Assn.) for the committee's review.

Motion to adjourn: Jeskewitz moved, second by Jaske, to adjourn the meeting at 10:39 a.m.
Motion carried 6 – 0.

Respectfully submitted,

Pauline T. Jaske
Secretary

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